

March 21, 2001

City of Lincoln – Planning Department
Attn: Jennifer Dam
555 S. 10th Street, STE 213
Lincoln, NE 68508

RE: 2601 N. 70th Street, Lincoln, Nebraska 68508 – LIN025A

Dear Ms. Dam:

The following is the Personal Wireless Service Facilities Application Requirements as per your request.

- The record owner is Young Men's Christian Association of Lincoln and Lancaster County, 216 N. 11th Street, Lincoln, Nebraska 68508 (for property located at 2601 N. 70th Street, Lincoln, Nebraska). See the enclosed section labeled "Property Owner."
- Jolleen Clymer, President/CEO of Young Men's Christian Association, has signed a "Permit Authorization", which has been included under section labeled "Permission/Agreement."
- The type of site we are proposing is a light pole replacement.
- The metes and bounds description, including tower, base equipment, parking, security barrier and landscaping, and the legal description, including lot, block, subdivision, section, township and range, if applicable, has been included in the section labeled "Drawing Package."
- Plot plan information has been provided, where applicable, in the section labeled "Drawing Package."
- Digital photographs have been provided, where applicable, as requested in the section labeled "Before/After Photographs."
- Site elevation information has been provided, where applicable, in the section labeled "Drawing Package."
- Photographs of each sight line from any public or private road within 300 feet, in color, on 8 ½ x 11, has been included in the section labeled "Before/After Photographs." Also included in the section labeled "Before/After Photographs" are photographs showing antennas, mounts, equipment, cables, and security barriers, in scale with the scale indicated on the photo, from public roads and residential buildings within 300 feet, where applicable.
- Landscaping is not required on light pole applications, as they are already considered to be disguised or hidden applications.

- This site is zoned R-2, and is not a preferred site; However, Section 27.17.040, Permitted Special Uses, (h) Broadcast Towers, are allowed if a Special Use Permit is obtained. Other Preferred sites in the area were researched and were ruled out for various reasons. Mickel Middle School was ruled out due to the inability of Qwest Wireless, L.L.C. and Lincoln Public Schools to reach a mutually acceptable lease agreement, after a year of negotiations, and was therefore not legally feasible. A copy of the lease items that could not be worked out has been enclosed under the section labeled "RF/RE Explanations." There is also a public park located in the geographic service area, but was ruled out due to the overwhelming opposition that some neighborhood associations in Lincoln have towards cell towers in the parks. After the issues Qwest has gone through with the proposed site at Irvingdale Park, it was determined it is not legally or economically feasible for Qwest to upset the neighbors in Lincoln when a less obtrusive site was available. Further explanation is included in the section labeled "RF/RE Explanations." The Western Wireless tower at 70th and Seward, the lights at North 40 Golf Course and the lights at Mahoney Golf Course do not fall within the ½ radius of the proposed site at the YMCA, and would not solve our coverage problems. An email between Planning Staff and Qwest has been included in the section labeled "RF/RE Explanations." A Qwest RF Systems Engineer, who has a Bachelors degree in Electrical Engineering, has included in the section labeled "RF/RE Explanations", an explanation of how and why the proposed site meets our coverage objective. The distance between the proposed monopole/light pole to the nearest residential unit and residentially zoned properties is 0', as the proposed monopole/light pole is located in a residential zoning district.
- Equipment information has been included, where applicable, as an exhibit in the section labeled "Equipment Information."
- The color board is as follows: the antennas will be gray, the antenna mounts will be galvanized, the equipment box will be a neutral green, the cable runs will be hidden inside the proposed monopole/light pole. An exhibit has been included featuring the details of our equipment, where applicable, under section labeled "Colors & Materials."
- The proposed security barrier is as follows: there will not be any fencing around the proposed monopole/light pole or equipment box. The finish color of the monopole/light pole will be galvanized to match the existing light poles, and the equipment box will be a neutral green. The proposed monopole/light pole will be disguised by being disguised as a parking lot light. The only illumination will be the parking lot lights that we will mount to the side of the monopole/light pole. We will be using the same lights that are already on the light pole, so they will meet the parking lot light standards as set forth in Lincoln. The only other method of screening for this site is bollards that will be placed around the base of the monopole/light pole. The monopole/light pole will be located in between parking stalls and the equipment box will be located in the existing island, as shown on the zoning drawings, which have been included under the section labeled "Drawing Package." We will not be removing any parking stalls.
- The following is a statement indicating measures taken to minimize potential adverse effects on adjacent properties. The design of the proposed monopole will be disguised as a light pole, thus reducing the potential adverse impact on surrounding properties. It is unobtrusive, as it is disguised as a light pole and the

height we need is only 78'. I would like to point out that the City of Lincoln may require us to make the proposed monopole/light pole taller for the possible future co-location of another wireless provider. If we are required to do that, there will be more of an impact on surrounding properties. We are proposing the antennas to be at the top of the monopole/light pole, looking similar to a "Top Hat." This design is very small and stealthy, compared to other providers installations, and minimizes the adverse visual impact on adjacent properties while providing Qwest the coverage needed in the area. If we have to make the monopole/light pole taller for future co-location, the antennas would then hug the tower, and look different than the renderings submitted with this application. The design of the monopole/light pole will be a slender design, to look like a light pole. If the proposed monopole/light pole is made taller for the future co-location, the same slender pole cannot be used. A larger diameter pole has to be used so it can structurally handle our antennas and equipment along with the larger antennas of another carrier, with a wind force of 80 mph with ½" of ice. The only artificial lighting will be the parking lot lights that we will be mounting to the side of the monopole/light pole. These will not cause any additional adverse impact on surrounding areas as we are using the lights that are currently there. The coloring of the monopole/light pole will be galvanized to match the existing light poles and the equipment box will be a neutral green, as shown in the section labeled "Colors and Materials."

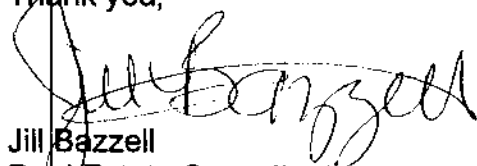
- The inspection and maintenance of the equipment will be performed by field engineers who follow a regular routine for inspection, usually in four- to six-week cycles. They also perform regular service internally with the appropriate software. Major problems, while considered to be infrequent, will be attended by backup arrangements prepared to treat each problem according to the characteristics of the problem.
- Copies of environmental documents have been provided as an exhibit under section labeled as "Environmental #1 & #2" exhibits."
- All sites are screened for FAA requirements; and for any site requiring FAA registration, its approval will be provided at the time of obtaining a building permit. A letter has been enclosed summarizing the screening result, namely that it is in compliance with FAA regulations, along with backup data from the screening program, included under section labeled "Analysis – FAA/Structural."
- The following is a co-location statement. All sites are structurally built to meet the requirements of Lincoln's Ordinance Section 27.68.110 (6)(d), however, since this site is a light pole application, it would have the least amount of impact on the surrounding areas if it were not made co-locatable. We are proposing the antennas to be at the top of the monopole/light pole, looking similar to a "Top Hat." This design is very small and stealthy, compared to other providers installations, and minimizes the adverse visual impact on adjacent properties while providing Qwest the coverage needed in the area. If we have to make the tower taller for future co-location, the antennas would then hug the tower, and look different than renderings submitted with this application under the section labeled "Before/After Photographs." The design of the proposed pole will be a slender design, to look like a light pole. If the proposed pole is made taller for the future co-location, the same slender pole cannot be used. A larger diameter pole has to be used so it can structurally handle our antennas and equipment along with the larger antennas of another carrier, with a

wind force of 80 mph with ½" of ice. The landlord and Qwest have provided a co-location statement under section labeled "Permission/Co-location."

- The following are any fall zone or setback issues with this site. This proposed site is approximately 71' away from the landlord's building. It is approximately 59' away from the front property line, 34' away from the front setback of 25'. It is approximately 68' to the rear property line, 38' away from the setback of 30'. Qwest will have to request a waiver of the fall zone, since half the height of the pole is the fall zone, or 39', and if the tower were to fall, it would fall into the front and/or rear setback. The proposed site is not located in any of the setbacks on the property.
- A demonstration that the antenna and support structure are safe is enclosed in the section labeled "Equipment Information."
- The installation is designed to withstand 100 m.p.h. winds under section labeled "Equipment Information."
- There are not other towers located within ½ mile of this proposed monopole/light pole, so a demonstration of why it is necessary from a technical standpoint to have a tower within ½ mile of any other tower is not applicable.
- An exhibit has been included indicating a checklist for maintaining and inspecting the structure according to EIA standards under section labeled "EIA Maintenance List" exhibit.
- The following is a statement indicating that the easements or licenses on the site plan will be recorded with the Register of Deeds. Upon completion of the city approval process and at the time of obtaining a building permit, the following items will be recorded at the Register of Deeds: A Memorandum of Agreement with the property owner along with any access or utility easements. These items are filed at this time in order to avoid encumbering the landowner's title prematurely.
- A Performance Bond in the amount of \$35,000.00 has been included as surety for the facilities located at 6201 N. 70th Street, Lincoln, Nebraska 68508, the address of this application, and has been included in the back of the application.
- The Applicant understands that the Lincoln Ordinance, by which this application is reviewed and approved, also contains indemnity documentation that establishes an agreement between the Applicant and the City of Lincoln, as a condition of this application's approval according to the Ordinance.

This should be all the information as required by the checklist. If you have any questions, please feel free to contact me on my mobile at (402) 320-0055.

Thank you,



Jill Bazzell
Real Estate Consultant
Qwest Wireless, L.L.C.

Personal Wireless Service Facilities
Application Requirements
Lincoln, Nebraska

Site Name and Number: **Young Men's Christian Association – LIN025A**

- ☐ Applicant name, title, company name, address, phone.
 - ☐ **Comments:**
Sharon Martin
Real Estate Manager
Or
Jill C. Bazzell
Real Estate Consultant
Qwest Wireless, L.L.C.
910 North 43rd Avenue, 2nd Floor
Omaha, Nebraska 68131
Office Phone: (402) 556-9434

- ☐ FCC license holder company name, contact name, title, address, phone.
 - ☐ **Comments:**
Ben Andrzejewski
V.P. Engineering & Operations
Qwest Wireless, L.L.C., a Delaware Limited Liability Company
1860 Lincoln, Fourteenth Floor
Denver, Colorado
Office Phone: (720) 947-3365

- ☐ Owner and operator company name, contact name, title, address, phone.
 - ☐ **Comments:**
Steven M. Mangold
Regional Real Estate Manager
Qwest Wireless, L.L.C.
426 North Fairview, Room 101
St. Paul, Minnesota 55104
Office Phone: (651) 642-6016

- ☐ Record owner(s) of property with name, address and phone from abstractor or attorney.
 - ☐ **Comments:** **Young Men's Christian Association of Lincoln and Lancaster County, 216 N. 11th Street, Lincoln, Nebraska 68508 (for property located at 2601 N. 70th Street, Lincoln, Nebraska). See the enclosed section labeled "Property Owner."**

- ☐ Statement of permission signed by record owner(s).
 - ☐ **Comments:** **Jolleen Clymer, President/CEO of Young Men's Christian Association, has signed a "Permit Authorization", which has been included under section labeled "Permission/Agreement."**

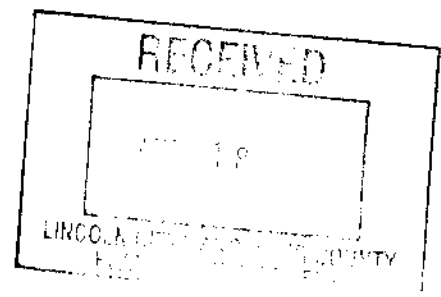
- ☐ Type of Site:
 - ☐ **Light pole replacement**

- ☐ Metes and bounds description of special permit area, including tower, base equipment, parking, security barrier and landscaping. This must refer to the legal description of the property including lot, block, subdivision, section, township, range.

Memorandum

To: Jennifer Dam, Planning Department
From: Gary Lacy, Public Works and Utilities *YLL*
Subject: Administrative Permit #01010, Qwest Tower @ 2601 N. 70th St.
Date: April 16th, 2001
cc: Roger Figard, Nicole Fleck-Tooze

The City Engineer's Office of the Department of Public Works and Utilities has reviewed the Administrative Permit #01010. Public Works has no objections to this request.





NEBRASKA STATE HISTORICAL SOCIETY
1500 R STREET, P.O. BOX 82554, LINCOLN, NE 68501-2554
(402) 471-3270 Fax: (402) 471-3100 1-800-833-6747 www.nebraskahistory.org

April 12, 2001

Jennifer Dam
Planning Department
555 South 10th Street, #213
Lincoln, NE 68508

RE: Qwest Tower, 2601 N 70th
#01010
HP #0104-043-01

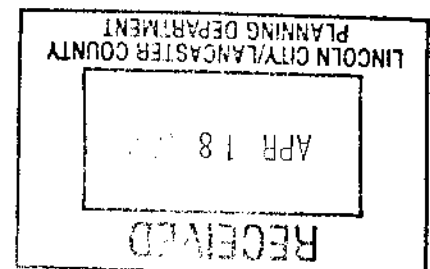
Dear Ms. Dam:

We have reviewed the proposed project and have no objections to the plans as they are presented at this time. If there are any changes, please notify our office. Thank you for your cooperation.

Sincerely,

L. Robert Puschendorf
Deputy State Historic Preservation Officer

NOB



**LINCOLN-LANCASTER COUNTY HEALTH DEPARTMENT
INTER-OFFICE COMMUNICATION**

TO: Steve Henrichsen

DATE: 04/12/2001

DEPARTMENT: Planning

FROM: Chris Schroeder

ATTENTION:

DEPARTMENT: Health

CARBONS TO: Leon F. Vinci, MPH
EH File
EH Administration

SUBJECT: Vavrina Meadows 1st

The Lincoln-Lancaster County Health Department (LLCHD) has been working with Brian D. Carstens and Associates regarding our concern for the possible uses within the designated H-4 zone within Vavrina Meadows 1st.

Brian D. Carstens Associates's client had questioned whether an Earl May Garden Center, Diamond Vogel, or Jiffy Lube would be allowed uses under the special permit. Also discussed was the possibility of prohibiting these types of uses in the lots directly adjacent to the residential zone.

The LLCHD supports prohibiting these types of uses in the lots adjacent to the residential zone. However, the LLCHD recommends that future businesses, within the H-4 zone, that may store or produce hazardous materials and/or chemicals be required to submit a hazardous materials risk management plan. This plan should address the following areas: hazardous materials release prevention procedures or protocols, spill release response procedures, and staff training. Each facility will have unique concerns. The LLCHD's Hazardous Materials Response Staff should be contacted for assistance in developing this plan. In addition, every effort should be made to prevent or suppress fires in these types of facilities.

Further, buildings constructed in a typical "strip" mall configuration should be constructed and heating and air conditioning systems designed to eliminate air exchange between individual businesses.

If you have any questions, please contact me at 441-6272.

**LINCOLN-LANCASTER COUNTY HEALTH DEPARTMENT
INTER-OFFICE COMMUNICATION**

TO: Steve Henrichsen

DATE: 04/04/2001

DEPARTMENT: Planning

FROM: Chris Schroeder

ATTENTION:

DEPARTMENT: Health

CARBONS TO: Leon F. Vinci, MPH
EH File
EH Administration

SUBJECT: Vavrina Meadows 1st
Resubmittal

The Lincoln-Lancaster County Health Department (LLCHD) has reviewed the plot plans and documentation for the proposed Vavrina Meadows First addition resubmittal. In addition to the comments submitted to your department on 1/8/2001, the LLCHD has noted the following.

- The LLCHD recommends that the following list of chemicals/materials be prohibited from being stored in the warehouses located in the proposed H-4 zone.
 - pesticides and herbicides
 - fertilizers
 - solvents and thinners
 - degreasing chemicals
 - drycleaning chemicals
 - varnishes and urethanes
 - acids
 - caustics
 - ammonia
 - business wastes (other than paper, boxes, or wood)
 - cyanide-containing things like toluene diisocyanate and methylene isocyanate (tend to be in adhesives and plastic foam)
 - compressed gases like propane or butane
- There is a pre-existing house involved in this subdivision. When city sewer becomes available, this house must be connected to it within six months of the day it becomes available. When city water becomes available, this residence must either connect it to and properly abandon the well or if they chose to keep the well, they will have to obtain a biennial well permit from the LLCHD.

If you have any questions, please contact me at 441-6272.